



Sumter County, Georgia

# AUCTION

**6,900 ACRES**

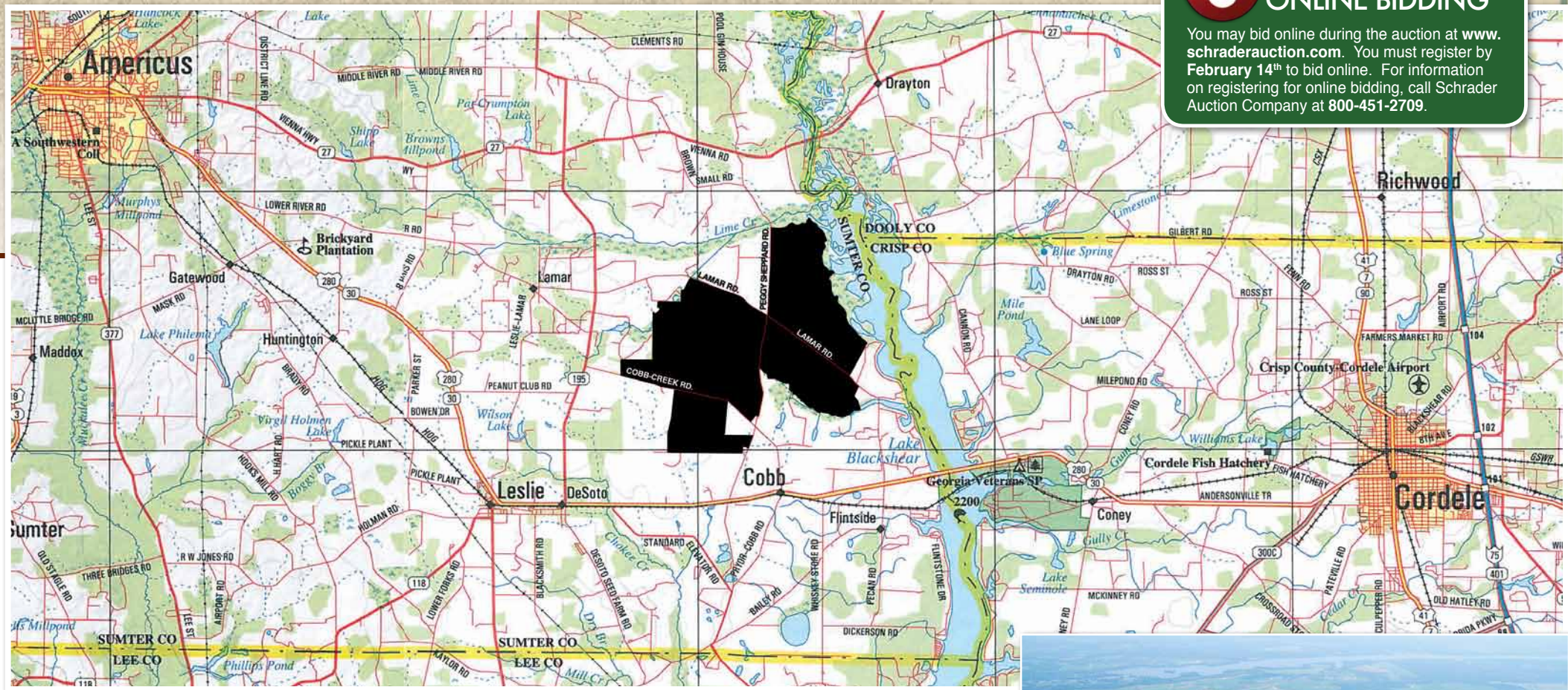
AMERICUS, GEORGIA  
150 Miles South of Atlanta  
13 Miles West of I-75

## THURSDAY, FEBRUARY 21 • 10AM EST

Held at the Lake Blackshear Resort & Golf Club - Cordele, GA

**ONLINE BIDDING**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by February 14<sup>th</sup> to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



SABANA FARM • TRACTS 1-3			
Total Survey Acres: 2833 - Total FSA Acres: 2345			
TRACT #	PIVOT #	EQUIPMENT	IRRIGATED ACRES
TRACT 1 1678 Acres	1	11 Tower Valley	266
	2	13 Tower Lockwood	227
	3	12 Tower Lockwood	225
	4	12 Tower Lockwood	186
	5	13 Tower Lockwood	276
TRACT 2 958 Acres	6	13 Tower Lockwood	241
	7	12 Tower Lockwood	187
	8	11 Tower Lockwood	184
	8	11 Tower Lockwood	184
TRACT 3 197 Acres	9	8 Tower Lockwood	83
	10	6 Tower Lockwood	58

COOK - LATERAL FARM • TRACTS 4 - 5			
Total Survey Acres: 593 - Total FSA Acres: 536			
TRACT #	PIVOT #	EQUIPMENT	IRRIGATED ACRES
TRACT 4 357 Acres	11	8 Tower Valley	70
	12	8 Tower Lockwood	73
	13	5 Tower Zimmatic	73
TRACT 5 236 Acres	Newly Planted Pinetrees.		

MCAFFEE FARM • TRACT 6	
Total Survey Acres: 284 - Total FSA Acres: 181	
TRACT 6 284 Acres	135 acres in CRP and the balance in Native Trees & Recreation area.

STATHAM FARM • TRACT 7			
Total Survey Acres (Tracts 7 & 9): 1317 - Total FSA Acres: 1312			
TRACT #	PIVOT #	EQUIPMENT	IRRIGATED ACRES
TRACT 7 1312 Acres	1	8 Tower Zimmatic	148
	2	10 Tower Valley	203
	3	10 Tower Valley	134
	4	12 Tower Zimmatic	140
	5	8 Tower Valley	99
	6	9 Tower Valley	160
	7	7 Tower Valley	82

MIZE FARM • TRACT 8			
Total Survey Acres: 571 - Total FSA Acres: 488			
TRACT #	PIVOT #	EQUIPMENT	IRRIGATED ACRES
TRACT 8 571 Acres	8	7 Tower Zimmatic	137
	9	7 Tower Zimmatic	103
	9	7 Tower Zimmatic	103

TRACT 9	
TRACT 9 5 Acres	3 Bedroom Home with 2 baths on a crawl space. NOTE: Home was completely remodeled in 2006. 1 - 46'x96' Steel Building with 45'x24' Enclosed Shop with Concrete.

AIKEN FARM TRACTS 10-13			
Total Survey Acres: 1278 - Total FSA Acres: 984			
TRACT #	PIVOT #	EQUIPMENT	IRRIGATED ACRES
TRACT 10 10 Acres	48'x108' Steel Building with 48' x 50' enclosed with Concrete Floor.		
TRACT 11 464 Acres	11	12 Tower Lockwood	208
	12	10 Tower Valley	232
TRACT 12 365 Acres	12	10 Tower Valley	232
TRACT 13 439 Acres	13	13 Tower Lockwood	256

TRACT 14	
TRACT 14 8 Acres	Wood Building Lot with Frontage on Lamar Road.

TRACT 15	
TRACT 15 16 Acres	Wood Building Lot with Frontage on Tim Tucker Road.

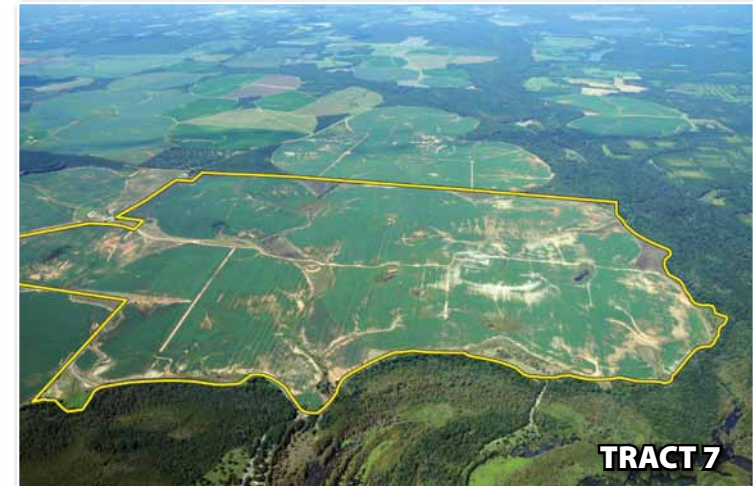
\* Some pivots overlap, so the total number of irrigated acres is less than the total of the individual pivots added together. See Information Booklet for irrigation overlap maps.



TRACTS 1-3



TRACTS 4-6



TRACT 7



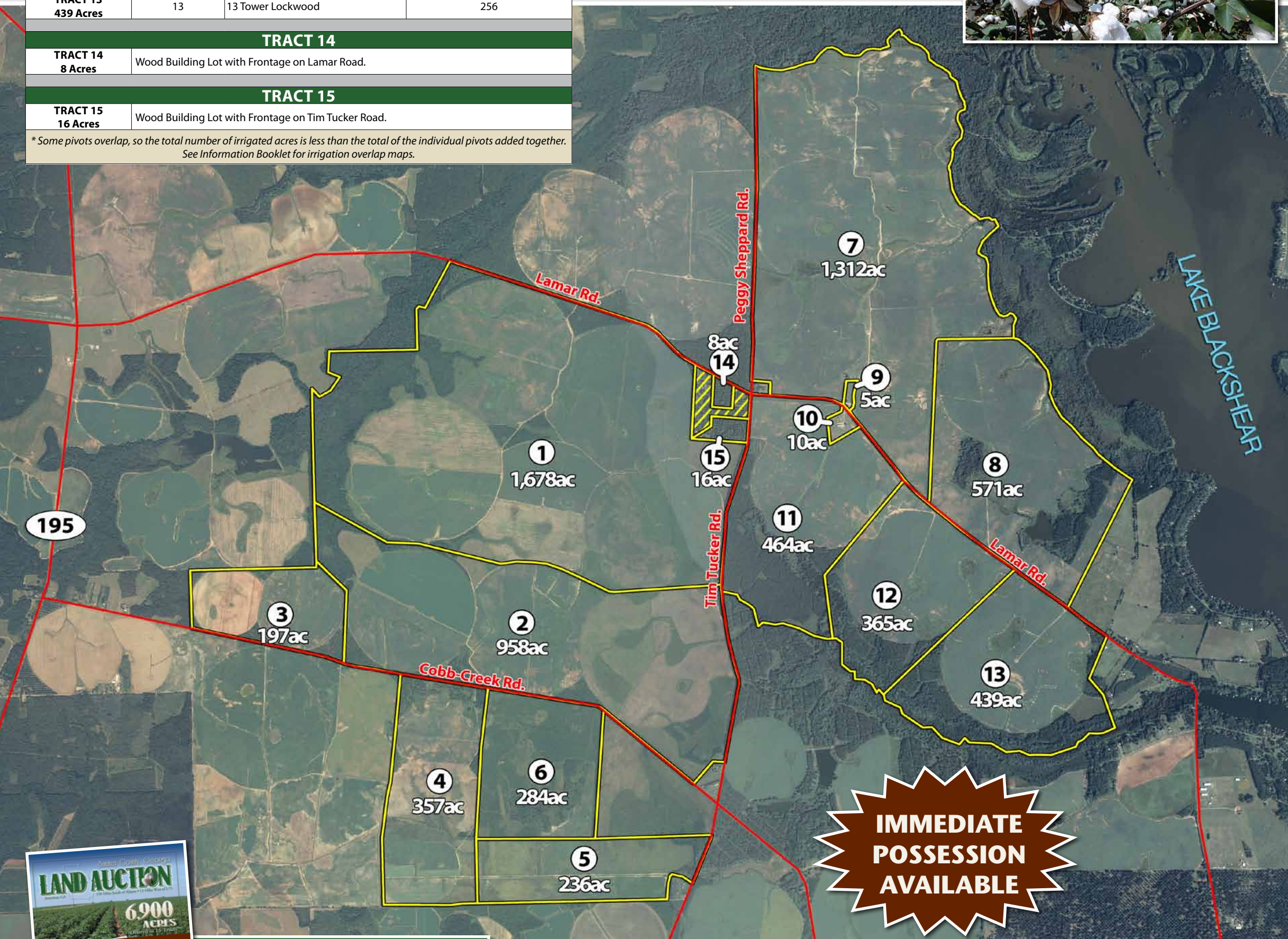
TRACT 8



TRACTS 9-10



TRACTS 11-13



**IMMEDIATE POSSESSION AVAILABLE**



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



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